

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 15th day of December, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Mario Ponce Sale is subject to cancellation in the event of settlement between owner and obligated party.

Nov. 28; Dec. 5, 2025 25-02209M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5305 Manatee Ave W Bradenton, FL 34209
Phone Number 561-288-4405
Time of Sale 12/18/25 @ 9:30a
Dayana Mayora- Household items
The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02204M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction date and time:
12/18/25 @ 10:00AM
David Baessler- Furniture
Johann Haessler- 1998 Mercedes SL500 Tool chest drawer
Nichole Yoho- totes, boxes
Carolyn Watkins-Furniture and clothes
Aaron Henderson-home furnishings, business items, blinds
Sofia Pelham- household items
Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.Storagetreasures.com
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02202M

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the “**Board**”) of the Willow Walk Community Development District (the “**District**”) will conduct a special Board meeting with a Landscape RFP Ranking on **December 15, 2025, at 4:00 p.m.** at the Driftwood Clubhouse located at 8810 Barrier Coast Trail, Parrish, FL 34219. The purpose of the meeting is to discuss any business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 (“**District Manager's Office**”).

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stephanie DeLuna
District Manager
November 28, 2025 25-02211M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/12/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2016 FVRO travel trailer bearing the Vehicle Identification Number 4X4TRLF27G1872123 and all personal items located inside the travel trailer. Last Tenant: Jerome David PirkI. Sale to be held at: Horseshoe Cove RV Resort, 5100 60th Street East, Bradenton, Florida 34203, (941) 758-5335.

Nov. 28; Dec. 5, 2025 25-02223M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 12/18/2025 9:30am
Economy Trust/Ellsworth Velez - furniture, clothing racks, boxes, clothing
Howard Campbell - furniture, personal items
Cierra Thomas - household goods
The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02206M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 12/18/2025 at 9:30 AM

Jean Dernier-
Keyboard , speakers, house hold goods
Fedlin Vilbrun-
Furniture
Corina Mijares-
Bed, furniture, clothes, personal items from a 1 bedroom apartment
Morty Dada-
Totes, furniture
Fe Maria De Marin-
Vanity, Bed, Bed Frame Head Board, Clothes
The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02203M

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, December 5, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt
District Manager
November 28, 2025 25-02210M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-12129 US Highway 301 N, Parrish, FL 34219 / Phone Number-941-212-0445 / Time of Sale-12/18/25 9:30am

Jeanniss Martinez-Household items and furniture and clothes and shoes

The auction will be listed and advertised on www.storagetreasures.com

Nov. 28; Dec. 5, 2025 25-02207M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that Bulletproof Chemical Corp, a Florida corporation, desiring to engage in business under the fictitious name of “Bulletproof Chemical Bros” located primarily at 4708 Lena Road, Bradenton, Florida 34211, Manatee County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19th day of November 2025.

November 28, 2025 25-02208M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PINCH A PENNY located at 5852 14TH ST W in the City of BRADENTON, Manatee, FL 34207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025

BHAAVI LLC

November 28, 2025 25-02222M

FIRST INSERTION

NOTICE OF INTENTION TO ENGAGE IN BUSINESS UNDER A FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that THE TRIDENT AUTOMOTIVE REGISTRY, LLC whose Federal Identification Number is 41-2595880 and Florida registration number is L25000500126, desires to engage in business under the fictitious name of “The Trident Registry” at 14621 State Rd 70E #204, Bradenton, FL 34202, Manatee County, Florida and intends to register such name with the Division of Corporations of the Department of State, pursuant to Section 865.09, Florida Statutes. THE TRIDENT AUTOMOTIVE REGISTRY, LLC, a Florida limited liability company

By: Burton E. Williams, III, Manager

November 28, 2025 25-02221M

FIRST INSERTION

NOTICE OF INTENTION TO ENGAGE IN BUSINESS UNDER A FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that THE TRIDENT AUTOMOTIVE REGISTRY, LLC whose Federal Identification Number is 41-2595880 and Florida registration number is L25000500126, desires to engage in business under the fictitious name of “Trident Motors” at 14621 State Rd 70E #204, Bradenton, FL 34202, Manatee County, Florida and intends to register such name with the Division of Corporations of the Department of State, pursuant to Section 865.09, Florida Statutes. THE TRIDENT AUTOMOTIVE REGISTRY, LLC, a Florida limited liability company

By: Burton E. Williams, III, Manager

November 28, 2025 25-02220M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D7064	Fields, Bryan	Furniture, electronics, boxes
Unit B1019	Whitehouse, Brent	Furniture, tools
Unit D6004	Sharpe, Judy	Furniture, boxes, bags
Unit D6020	Troupe, Sharon Deloris	Totes, bags
Unit B2150	Brown, Andrea	Furniture, bags, totes
Unit B2157	Danko, Nicolas	Books, boxes, totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (941)263-7814

November 28; December 5, 2025 25-02212M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale- 12/18/25 9:30am

Greg Fields-clothes and personal items

Dale Weatherly-couches tables end tables king bunk beds misc items

The auction will be listed and advertised on www.storagetreasures.com

Purchase must be made with cash only and paid above referenced facility in order to complete the transaction.

Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02205M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 12/18/25 at 9: 30 AM

Ruth Hallman- boxes, totes, W&d and small tv stand , 2 twin mattress.

Ruth Hallman- guitars, amplifiers, studio equipment

The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02201M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 12/18/2025 at 10:00 AM.

Cherish Mazon - 3 bedroom house
Tiffany Drye - Household Goods
Julianne Jimenez - Household Goods

The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Nov. 28; Dec. 5, 2025 25-02200M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO.: 412025CP002623CPAXMA IN RE: THE ESTATE OF RONALD C. HANKLEY

The administration of the estate of RONALD C. HANKLEY, deceased, whose date of death was September 19, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, Case Number 412025CP-002623CPAXMA, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All Creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002654AX Division Probate IN RE: ESTATE OF ASHLEY BRITAN BLUMENTHAL Deceased.

The administration of the estate of ASHLEY BRITAN BLUMENTHAL, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, 1115 Manatee Ave. W. Bradenton, FL 34205.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002520 Division Probate IN RE: ESTATE OF KATHLEEN A. MACKENZIE a/k/a KATHLEEN ANN MACKENZIE Deceased.

The administration of the estate of KATHLEEN A. MACKENZIE a/k/a KATHLEEN ANN MACKENZIE, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

All other creditors of the decedent and other persons having claims or demand against the decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.302 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT WITH STANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of the first publication of this Notice is November 28, 2025.

Personal Representative:
JESSICA BREA HANKLEY
469 N. Worth Ave.
Elgin, IL 60123

Attorney for Personal Representative:
W. G. BOSTICK, JR.
6160 Central Ave. Ste. 300
St. Petersburg, FL 33710
(727) 388-1355
FBN294101
Email wgblawoffice@gmail.com
Nov. 28; Dec. 5, 2025 25-02216M

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 28, 2025

Personal Representative:
Whitney Cox
3918 91st Ave E
Parrish, Florida 34219

Attorney for Personal Representative:
Season A. Spanski
Attorney
Florida Bar Number: 1044362
Spanski Law, PLLC
304 W. Venice Ave, Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
Nov. 28; Dec. 5, 2025 25-02229M

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 28, 2025.

Personal Representative:
CAROL JEAN STARK
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

Attorney for Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail: jschembri@blalockwalters.com
Alternate Secondary E-Mail: mchapman@blalockwalters.com
Nov. 28; Dec. 5, 2025 25-02226M

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**

ESTATE / ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-2704

Division Probate

IN RE: ESTATE OF STEPHEN FOUSE

Deceased.

The administration of the estate of Stephen Fouse, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34209. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 28, 2025.

Personal Representative:

Dawn Fouse-Page

1210 Cowpen Lane

Sarasota, Florida 34240

Attorney for Personal Representative:

Logan Elliott, Attorney

Florida Bar Number: 86459

Elliott Law, P.A.

5105 Manatee Avenue West, Suite 15A

Bradenton, FL 34209

Phone: (941) 792-0173Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

Nov. 28; Dec. 5, 2025

25-02217M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-002338

Division Probate

IN RE: ESTATE OF JEAN M. MICICHE

Deceased.

The administration of the estate of JEAN M. MICICHE, deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is Nov. 28, 2025.

Personal Representative:

CORDT A. GOLDEISEN

4335 Landadale Blvd.

Monrovia, MD 21770

Attorney for Personal Representative:

DONNA I. SOBEL, ESQUIRE

E-mail Addresses:

donna@sobelattorneys.com,

scharles@sobelattorneys.com

Florida Bar No. 370096

Donna Irvin Sobel, P.A.

4900 Manatee Avenue W., Suite 206

Bradenton, Florida 34209

Telephone: (941) 747-0001

Nov. 28; Dec. 5, 2025

25-02214M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION:

CASE NO.: 2025CA001587

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

TIERRA NIKITA ARCHER;

ARTISAN LAKES MASTER ASSOCIATION INC.; EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF TIERRA NIKITA ARCHER; UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 17 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 424, OF ARTISAN LAKES EAVES BEND, PHASE I, SUB-PHASES A-K, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 58-91, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 10420 MACFARLANE PLACE, PALMETTO, FL 34221

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

After the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 19 day of November 2025.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com

25-02868

Nov. 28; Dec. 5, 2025

25-02219M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-002606

Division: Probate

IN RE: ESTATE OF DAVID LEE ZAHN,

Deceased.

The administration of the estate of David Lee Zahn, deceased, whose date of death was August 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 28, 2025.

Signed on 10/26/2025.

David Ronald Andrew Zahn

a/k/a Andy Zahn

Personal Representative

10313 Green Links Drive

Tampa, FL 33626

Jonathan P. Kinsella

Attorney for Personal Representative

Florida Bar No. 96398

HKH Elder Law

5235 16th Street North, Ste. 200

St. Petersburg, Florida 33703

Telephone: (727) 343-8959

Email: Jonathan@HKKElderLaw.com

Secondary Email:

staff2@HKHElderLaw.com

Nov. 28; Dec. 5, 2025

25-02224M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

FILE NO.

412025CP002631CPAXMA

IN RE: ESTATE OF LESLEY JANE PENROD,

DECEASED.

The administration of the estate of LESLEY JANE PENROD, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 28, 2025.

Personal Representative:

REBECCA HALLAS

Personal Representative

c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.

5858 Central Avenue

St. Petersburg, Florida 33707

Attorney for Personal Representative:

C. Hunter Rawls

BATTAGLIA, ROSS, DICUS & McQUAID, P.A.

5858 Central Avenue

St. Petersburg, FL 33701

(727) 381-2300

FBN: 59432

Primary Email: hrawl@brdwlaw.com

Secondary Email:

mflah@brdwlaw.com

Nov. 28; Dec. 5, 2025

25-02225M

FIRST INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 2025-CC-001135

ARBOR GRANDE AT LAKEWOOD RANCH MASTER PROPERTY OWNERS' ASSOCIATION, INC.,

Plaintiff, v.

EKATERINA Y. GVOZDKOVA;

UNKNOWN TENANT #1, the name being fictitious to account for party in possession;

UNKNOWN TENANT #2, the name being fictitious to account for party in possession;

and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,

Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Case No. 2025-CC-001135 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Lot 106, of ARBOR GRANDE, according to the Plat thereof, as recorded in Plat Book 59, Page 115, of the Public Records of Manatee County, Florida.

PARCEL ID NO.: 580005409 ("Property")

Property Address: 2525 Avolet Court, Lakewood Ranch, Florida 34211

at public sale, to the highest and best bidder for cash at 11:00 a.m. on January 21, 2026. The sale shall be conducted online at <http://www.manatee.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 21st day of November 2025.

RABIN PARKER GURLEY, P.A.

2653 McCormick Drive

Clearwater, Florida 33759

Telephone: (727) 475-5535

Facsimile: (727) 723-1131

For Electronic Service: Pleadings@rpglaw.com

Counsel for Plaintiff

By: /s/ Nicholas T. Pizanias

Monique E. Parker,

Florida Bar No. 0669210

Bennett L. Rabin,

Florida Bar No. 0394580

Adam C. Gurley,

Florida Bar No. 0112519

Nicholas T. Pizanias,

Florida Bar No. 118857

10610-015

Nov. 28; Dec. 5, 2025

25-02218M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-002543

Division Probate

IN RE: ESTATE OF DAVID RICE,

Deceased.

The administration of the estate of DAVID RICE, deceased, whose date of death was January 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 28, 2025.

Signed on this 19 day of November, 2025.

REBECCA A. RICE

Personal Representative

38 Coldham Road

Shrewsbury, VT 05738

Alice S. Bowman

Attorney for Personal Representative

Florida Bar No. 0978485

MacLeod McGinness & Bowman, P.A.

1800 Second Street, Ste. 971

Sarasota, FL 34236

Telephone: (941) 954-8788

Email: Alice@mandm-law.com

Secondary Email:

jenny@mandm-law.com

Nov. 28; Dec. 5, 2025

25-02213M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP-2500

IN RE: ESTATE OF GRACE MARY BROWN,

also known as GRACE M. BROWN,

Deceased.

The administration of the estate of GRACE MARY BROWN, also known as GRACE M. BROWN, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, FL 34205 and the mailing address of which is P.O. Box 24500, Bradenton, FL 34205.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 28, 2025.

Samuel Brown

Personal Representative

4026 Paula Street

La Mesa, CA 91941

Jeffrey S. Goethe

Attorney for Personal Representative

Florida Bar No. 0861420

BARNES WALKER, GOETHE PERRON, SHEA, & JOHNSON, PLLC

3119 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 741-8224

Email: jgoethe@barneswalker.com

Secondary Email:

amnonroe@barneswalker.com

Nov. 28; Dec. 5, 2025

25-02215M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO:

412025CA000200CAAXMA

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

ENDER ARTURO LUZARDO DIAZ; AURA ELISA RINCON SOTO; ENDER JAVIER LUZARDO DIAZ; SUMMERWOODS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF ENDER JAVIER LUZARDO DIAZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the December 03, 2025 Foreclosure Sale Date entered in Civil Case No. 412025CA000200CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ENDER ARTURO LUZARDO DIAZ, AURA ELISA RINCON SOTO and ENDER JAVIER LUZARDO DIAZ, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at MANATEE County's On-Line Public Auction website: <https://www.manatee.realforeclose.com> at 11:00 AM on FEBRUARY 25, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:

LOT 101 AS SHOWN ON PLAT ENTITLED, "SUMMERWOODS - PHASE II" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN BOOK 69, PAGES 126-137.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq.

FRENKEL LAMBERT WEISMAN & GORDON, LLP

One East Broward Boulevard,

Suite 1111

Fort Lauderdale, Florida 33301

Telephone: (954) 522-3233 |

Fax: (954) 200-7770

FL Bar #: 54811

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

flservice@flwlaw.com

04-100683-F00

Nov. 28; Dec. 5, 2025

25-02231M

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business Observer

FIRST INSERTION

FIRST INSERTION

All other creditors of the decedent

ntl@lawpoweredbywomen.com
Nov. 28; Dec. 5, 2025 25-02232M

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF

2111 Dr. Martin Luther King Jr.
Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
Nov. 28; Dec. 5, 2025 25-02228M

FIRST INSERTION

At the public sale to the highest and best bidder, for cash, via Internet: www.

Nov. 28; Dec. 5, 2025 Deputy Clerk
25-02230M

FIRST INSERTION

VILLA 63 OF THE PLAT OF PARKWAY VILLAS CONDOMINIUM, UNIT NO.3, RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 62, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH A 3.35% SHARE OF THE ELEMENTS APPURTENANT THERETO, AND A PERPETUAL AND NON-EXCLUSIVE EASEMENT IN COMMON WITH, BUT NOT LIMITED TO, ALL OTHER OWNERS OF UNDIVIDED INTERESTS IN THE IMPROVEMENT UPON THE LAND ABOVE DESCRIBED, FOR INGRESS AND EGRESS AND USE OF ALL PUBLIC PASSAGEWAYS, AS WELL AS

25-333838 FC01 CXE
Nov. 28; Dec. 5, 2025 25-02227M

PUBLISH YOUR LEGAL NOTICE

**We publish all Public sale,
Estate & Court-related notices**

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

SECOND INSERTION

NOTICE OF PUBLIC SALE

25-02178M

SECOND INSERTION

NOTICE OF PUBLIC SALE

25-02158M

THIRD INSERTION

NEWSPAPER AD
AS REQUIRED BY FLORIDA STATUTE 408.810(4)(b)(2)

25-02126M

FOURTH INSERTION

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Angelina Stratton, Esq., Manatee County Attorney's Office, 1112 Manatee Avenue West, Bradenton, Florida 34205 or email to angelina.stratton@mymanatee.org and pamala.roberts@mymanatee.org within thirty (30) days of the first publication of this Notice in the Business Observer or by 12/17/2025, the nature of this proceeding being a suit for temporary and permanent injunctive relief and order to describe code violations, for the following described property, to wit: LOT 26 BLK 33 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA

DATED: November 5th, 2025.
Angelina Colonnese
Clerk of the Circuit Court
By: Deputy Clerk
Nov. 7, 14, 21, 28, 2025 25-02109M

--- ACTIONS / SALES ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 412025CA000948CAAXMA AMERIHOMEMORTGAGE COMPANY, LLC; Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MICHAEL L. DONNELLY A/K/A MICHAEL LOUIS DONNELLY, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated November 5, 2025, the Clerk of the Circuit Court for Manatee County will sell to the highest and best bidder for cash beginning on December 11, 2025 at 11:00 AM via WWW.MANATEE.REALFORECLOSE.COM, the following described property: Unit 111, Building K, of Bay-shore-on the-Lake Condominium Apartments, Phase II Section 3, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 993, Page(s) 656 through 682, inclusive, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of	Manatee County, Florida. Property Address: 3520 LAKE BAYSHORE DR., BRADENTON, FL 34205 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-01472 November 21, 28, 2025 25-02169M	NOTICE OF SALE IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Civil Division Case No. 2025CC001990 OAKLEAF HAMMOCK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOHNNIE MAE PINKNEY, and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Manatee County, Florida, Case No. 2025CC001990 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as: Lot 118, of OAKLEAF HAMMOCK PHASE IV, a subdivision, according to the plat thereof, as recorded in Plat Book 52, Page(s) 72-88, inclusive of the public records of Manatee County, Florida. PARCEL ID NO.: 742522909 ("Property") Property Address: 5306 65th Terrace East, Ellenton FL 34222 at public sale, to the highest and best bidder for cash at 11:00 a.m. on January 20, 2026. The sale shall be conducted online at http://www.Manatee.realforeclose.com. Any person claiming an interest in the surplus proceeds from
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025CA2715 KYLE STOKKE, Plaintiff, v. ANY UNKNOWN HEIRS AND BENEFICIARIES OF JAMES E. ADAMS; CTX MORTGAGE COMPANY, LLC; WELLS FARGO BANK, N.A.; and FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND BENEFICIARIES OF JAMES E. ADAMS, DECEASED, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THEM, AND ALL UNKNOWN PERSONS CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE FOLLOWING DESCRIBED PROPERTY: 1977 Ritz manufactured mobile home, VIN Nos. R11021278A and R11021278B (the "Mobile Home"), currently located at 6710 36th Avenue East, Lot 124, Palmetto, FL 34221-9664. YOU ARE NOTIFIED that an action for quiet title and for declaratory relief and/or concerning the above-described Mobile Home has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Barnes Walker, Goethe, Perron, Johnson & Shea, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 30 DAYS FROM FIRST PUB and file the original with the Clerk of this Court either before service on the Plaintiff's at-	torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, you may contact legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 or www.floridabar.org/public/lrs/. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 11/12, 2025 CLERK OF THE CIRCUIT COURT Angelina "Angel" Colonnese As Clerk of the Court (SEAL) By: Kris Gaffney eSigned 11/12/2025 12:28:45 PM As Deputy Clerk Barnes Walker, Goethe, Perron, Johnson & Shea, PLLC the Plaintiff's attorney 3119 Manatee Avenue West Bradenton, Florida 34205 Nov. 21, 28; Dec. 5, 12, 2025 25-02163M	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 2025CA001591AX FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. MICHAEL HART AKA STEPHEN MICHAEL HART, ERICA JOY HART AKA ERICA HART, et al. Defendants. TO: ERICA JOY HART AKA ERICA HART CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 7404 MILL HOPPER CT PALMETTO, FL 34221 MICHAEL HART AKA STEPHEN MICHAEL HART CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 7404 MILL HOPPER CT PALMETTO, FL 34221 You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 80 OF OLD MILL PRESERVE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 88, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. commonly known as 7404 MILL HOPPER CT, PALMETTO, FL 34221 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication and file the original with
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS and BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 10, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE 1, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE	PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. 17510 GAWTHROP DRIVE #107, BRADENTON, FL 34211 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 17 day of November, 2025. Respectfully submitted, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-226503 - RaO November 21, 28, 2025 25-02193M	the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 19th day of November 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727) 475-5535 Facsimile: (727) 723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 Jennifer Schick, Florida Bar No. 195790 10368-012 November 21, 28, 2025 25-02198M
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024-CA-001954 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated November 12, 2025, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated November 17, 2025, issued in and for Manatee County, Florida, in Case No. 2024-CA-001954, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 08, 2026, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:	LOT 11, MANALEE FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 4611 9th St. E, Ellenton, FL 34222 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: This 19th day of November, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com November 21, 28, 2025 25-02192M	the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, you may contact legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: NOV 12TH, 2025. CLERK OF THE COURT Honorable Angelina M. Colonnese 1115 Manatee Avenue West Bradenton, Florida 34205-7803 (COURT SEAL) By: Kris Gaffney eSigned: 11/12/2025 12:58:59 PM Deputy Clerk Jennifer M. Scott Kass Shuler, P.A. plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 November 21, 28, 2025 25-02164M
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NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 2025-DR-001410 JEFFERSON DOR and ROSELENE DOR, Petitioners, and MARIE BONCOEUR, Respondent/Mother. TO: MARIE YVES BONCOEUR Last Known Address: 6038 Indrio RD Apt S8, Fort Pierce, FL 34951 YOU ARE NOTIFIED that a Petition For Temporary Custody By Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for the Petitioners, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioners, Jefferson Dor and Roselene Dor, on or before 12/26/2025, and file the original with the Clerk of this Court at: Manatee County Clerk of Circuit Court, 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. The minor child(ren) are identified as follows: M.G.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti M.R.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti Physical Description of Respondent: Age: 55 Hair Color: Black Race: Haitian/Black Eye Color: Brown Approximate Height: 5'5 Approximate Weight: Approx 150 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.	You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 11/14/2025 CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-02187M	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000941 RIVA TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. MARINA KUNITSKAYA and UNKNOWN SPOUSE OF MARINA KUNITSKAYA DEFENDANTS. TO: Marina Kunitzkaya 14813 Addison St Sherman Oaks, CA 91403 AND Marina Kunitzkaya 8013 Rio Bella Pl Bradenton, FL 34201 (last known address) AND Unknown Spouse of Marina Kunitzkaya 14813 Addison St Sherman Oaks, CA 91403 AND Unknown Spouse of Marina Kunitzkaya 8013 Rio Bella Pl Bradenton, FL 34201 (last known address) YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 6, RIVA TRACE, a Subdivision according to the map or plat thereof recorded in Plat Book 55, Pages 1 through 10, of the Public Records of Manatee County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: CAROLYN C. MEADOWS, ESQ. (JH)

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 2347 IN RE: ESTATE OF MARTIN PAUL SACHS, Deceased. The administration of the ESTATE OF MARTIN PAUL SACHS, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is November 21, 2025. Personal Representative: RONNIE SACHS c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: MICHAEL A. KOSTRUBA Florida Bar No. 1035963 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mkostruba@fergesonskipper.com services@fergesonskipper.com November 21, 28, 2025 25-02180M	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA Probate Division File No. 412025CP001789CPAXMA IN RE: ESTATE OF INGRID L. KROPELNICKI Deceased TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the Estate of INGRID L. KROPELNICKI, deceased, File Number 412025CP001789CPAXMA, Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 3000, Bradenton, FL 34206; that the total cash value of the estate is and that the name and address to whom it has been assigned by such order is: CONNIE S. MCCULLEY 1308 53rd Street South, Gulfport, FL 33707 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims
	with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is November 21, 2025. Person Giving Notice: CONNIE S. MCCULLEY, Petitioner 1308 53rd Street S Gulfport, FL 33707 Attorney for Personal Representative: Cynthia E. Orozco, Attorney for Petitioner Florida Bar No. 449709 P.O. Box 47277 St. Petersburg, FL 33743-7277 (727)346-9616; email: cattorney1@tampabay.rr.com November 21, 28, 2025 25-02161M	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025-CP-002275 IN RE: ESTATE OF DONNA M. MONTGOMERY A/K/A DONNA MAE MONTGOMERY A/K/A DONNA MONTGOMERY, DECEASED. The administration of the estate of DONNA M. MONTGOMERY A/K/A DONNA MAE MONTGOMERY A/K/A DONNA MONTGOMERY, deceased, whose date of death was June 22, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2301 Division Probate IN RE: ESTATE OF ROBERT E. DORSHAW, JR. Deceased. The administration of the estate of Robert E. Dorshaw, Jr., deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Gregory Dorshaw 5203 East 97th Street Tulsa, Florida 74137 Attorney for Personal Representative: Logan Elliott, Attorney Florida Bar Number: 86459 Elliott Law, P.A. 5105 Manatee Avenue West, Suite 15A Bradenton, FL 34209 Phone: (941) 792-0173/ Fax: (941) 240-2165 E-Mail: logan@elliottelderlaw.com November 21, 28, 2025 25-02168M	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002600 Division PROBATE IN RE: ESTATE OF JOAN M. BOW Deceased. The administration of the estate of JOAN M. BOW, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no
	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: STEWART BOW 7130 Fairway bend lane, Unit 190 Sarasota, Florida 34243 Attorney for Personal Representative: BART SCOVILL, Attorney Florida Bar Number: 0985716 8031 Cooper Creek Blvd., Suite 101 University Park, Florida 34201 Telephone: (941) 365-2253 E-Mail: bart@scovills.com Secondary E-Mail: melissa@scovills.com November 21, 28, 2025 25-02185M	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001469 Division Probate IN RE: ESTATE OF NANCY S. EVANS Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of NANCY S. EVANS, deceased, File Number 2025-CP-001469, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was March 26, 2025; that the total value of the estate is \$11,550.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address TONI TAYLOR c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, Florida 34205 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2344 Division Probate IN RE: ESTATE OF CLAUDIA L. BARRON A/K/A CLAUDIA BARRON Deceased. The administration of the estate of Claudia L. Barron a/k/a Claudia Barron, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Kristen Terrell 1620 64th Street Court East Bradenton, Florida 34208 Attorney for Personal Representative: Douglas A. Dodson II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com November 21, 28, 2025 25-02183M	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1753 Division PROBATE IN RE: ESTATE OF MICHAEL ROBERT BOSTON Deceased. The administration of the estate of MICHAEL ROBERT BOSTON, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,
	Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025 Personal Representative: /s/ Linda M Hopkins Linda M. Hopkins 5402 17th Avenue West Bradenton, FL 34205 Attorney for Personal Representative: /s/ Rebecca Proctor Rebecca J. Proctor, Esq. PROCTOR ELDER LAW, PA Florida Bar Number: 0629774 3027 Manatee Avenue W., Suite A BRADENTON, FL 34205-4200 Telephone: (941) 251-6969 E-Mail: rproctor@rebeccaproctor.com Secondary E-Mail: assistant@rebeccaproctor.com November 21, 28, 2025 25-02175M	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2558 IN RE: ESTATE OF GEORGIA A. ROSE, Deceased. The administration of the estate of GEORGIA A. ROSE, deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002656-AX IN RE: ESTATE OF OLGA M. BRACCIANO, Deceased. The administration of the Estate of OLGA M. BRACCIANO, Deceased, whose date of death was February 22, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Divi-	sion, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION	OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER
	BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-	732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13. The date of first publication of this notice is: November 21, 2025. GLORIA M. BRACCIANO Co-Personal Representative 6320 Venture Drive, Ste. 104 Lakewood Ranch, FL 34202 DAVID M. BRACCIANO Co-Personal Representative 6320 Venture Drive, Ste. 104 Lakewood Ranch, FL 34202

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is November 21, 2025.

Signed on this 19 day of September, 2025.

Personal Representative:
/s/ Jayleen K. Montgomery
JAYLEEN K. MONTGOMERY
7808 40th Drive West
Bradenton, FL 34209

Attorney for Personal Representative:
/s/ James D Jackman
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West,
Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
November 21, 28, 2025 25-02176M

decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 21, 2025.

Person Giving Notice:
TONI TAYLOR
c/o Jenna Kyle Meltzer
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205

Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail:
jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
November 21, 28, 2025 25-02184M

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 21, 2025.

Virginia Kapfhammer
Personal Representative
11105 Huntley Place
Louisville, KY 40243

Andrew L. Clark
Attorney for Personal Representative
Florida Bar No. 1033240
BARNES WALKER, GOETHE,
PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: aclark@barneswalker.com
Secondary Email:
mccarmichael@barneswalker.com
November 21, 28, 2025 25-02179M

TAX DEEDS / ESTATE---

SECOND INSERTION	
NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Pasco Circuit Court of Pasco County, Florida, on the 1st day of October, 2025, in the cause wherein Marilyn G Redmond was plaintiff(s) and Faramarz Farrohi was defendant(s), being case number 13-5379-CA in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon all the right, title and interest of the DEFENDANT , Faramarz Farrohi, in and to the following described real property, to-wit: The 50% undivided interest of the following described real property of the defendant(s) Faramarz Farrohi, to wit: Lot 575 Parrish Lakes Phases IIA2, IIA4, and IIA5, according to the map or plat thereof, as recorded in Plat Book 82, Page(s) 126 through 152, of the Public Records of Manatee County, Florida Property Address: 7482 Sea Manatee St, Parrish, FL 34219 Parcel Identification No.: 650951459 and on the 30th day of December, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES , if any, to the highest and best bidder for CASH IN HAND , the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings. CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA BY: John Dickerman D.S. Nov. 21, 28; Dec. 5, 12, 2025	
	25-02191M

SECOND INSERTION	
COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221 715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2) TO: KALMAN HARTIG AND ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East, LOT 100 Palmetto, Manatee County, Florida 34221 CMRR: 9589-0710-5270-0136-5678-18 When you vacated the premises at 900 9TH AVENUE EAST, LOT 100, PALMETTO, FL 34221 the following personal property remained: 1971 MAUVE RITZ-CRAFT, INC. UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# 07113337A; Title # 0004961789; VIN# 07113337B; Title # 0004961790; and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT. If you own this property, you may claim	it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office) Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than December 5, 2025 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109. PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money. DATE: November 19, 2025 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A. 522 12TH STREET WEST BRADENTON, FL 34205 November 21, 28, 2025 25-02195M

SECOND INSERTION	
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025 , at 10:00 AM EST. Property will be sold to the highest bidder.	

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Billy Evans: golf clubs, fishing poles, totes, boxes, suitcases, shop vac, coolers, bags; Robert Parrish: furniture, boxes, bed frame, personal affects;	
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7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109, Haley Clary: Clothing, area rug, mattress, plastic shelf, storage chest, small backpack purse, tote, vacuum, small tables; Cassandra Green: clothing, shoes, luggage, sofa, box spring, dresser; Taylor Kofmehl: Clothing, shoes, bags, totes, ripstick board, skateboard, tools; Rex Chupp: Totes, cooler, boxes, folding chair; Reginald Kendall, Jr: Boxes, totes plastic shelf, metal shelf, computer, window a/c. shoes, suitcase, small storage containers, punching bag, generator, sleeping bag, hand truck, baseball glove.	
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7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083, Foster Smith: Laptop, bags, clothing, luggage, speaker ; Laytoya Cosby: Boxes, totes, mattress, wall art, hand weights, bags; Victoria Linquist Boxes, ottoman, bags, chair, dog bed; Ishmael Rolle: Desks;	
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7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616, Tammy Odem: Totes, Bags, Boxes, Printer, Personal items, Clothes.; Brenda Maclean: Clothes, Suitcase, Bags, Tubs, DVR, Wall art; Brandy Jones: Bar stools, Dresser, Totes, Coffee tables, Personal items, Chair, Crutches, Shelving, Pillows, Aluminum folding table, Purses.	
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8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939, Lennon Henderson: Tools, lunch box, fan, bags, bedding, laundry basket, plastic totes; Jordan Smith: Tools, Buckets, Tool box, 4 wheeler, chairs, cabinets, hoses, generator, cooler, pvc piping; Sharon Smith: Clothes, Coffee maker, dolly, totes, organizer, dresser, night stand, furniture, bedding, boxes, bicycle, cooler, tools, luggage; Great Boyer: Leather rocking chair and matching ottoman, leather foot rest, ceiling fan, totes, pictures; Darion Hart: Dresser, cookware, luggage, night stand, home decor, fish tank, twin bed set, pictures, folding chair, home speakers, camping chair, tommy bahama umbrella, totes.	
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7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117, Edward Jones: Tool chest, tool box, wall panel, doors, saws, shop vac, hand tools, tool case, sprayer, floor dolly, paint, shovels, boxes; Cathleen M Salamone: Boxes, totes, garbage bag, lamp shade	
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7013 - 14710 SR 64 East Bradenton, FL 34212 - 941-491-0078: Dana Broderick: Artwork, Mirror, totes, boxes, blanket, duffle bag.	
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7106 - 1102 53rd Ave W, Bradenton, FL 34207 - 941-334-2980, Debbie Knight: Recliner Hover round chair, Stereo, Tubs, Boxes, Tent, Life jackets, Comfortors, Books, 2 12v batteries; Althena Alvarado: Bikes, Vacuum cleaner, Totes, Coffee tables, Mini Fridge, Microwave, Art work, Tires, Kids toys, Baseball bat, Table& chairs, Fishing pole; Christopher M: Books, Totes, Fan, Boxes; Courtney Woodall: Air Hockey table, Kitchen cabinets, Vacuum cleaner, Toilet bowl, Tiles, Art work, Printers, Totes, Mirror, Gas grill; Chris Milbert: Tools, Fan, Fishing poles, Mattress& Box springs, Wall a/c unit, Speakers, **Jeep in unit is not included the Auction**; Jamie Wood: Wire shelf, Shoe's Shoe organizer, Fan, Books, Plastic shelving, Clothes, Totes, Personal items, Mirror; Ariana Sadler: Coffee table, Microwave, Office chair, End table, Suitcase, Folding chair, Storage bins, Clothes, Paint.	November 21, 28, 2025 25-02167M
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FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2350 Tax Deed #:2025TD000216 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2350 Year of Issuance 2023 Description of Property LOT 3 BLK 9 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20925.0005/3 Parcel ID Number 2092500053 Property Address: 7103 10TH AVENUE DR E PALMETTO, FL 34221 Names in which assessed: IDA MAE JAMES, VERMELL ZANDERS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4676 Tax Deed #:2025TD000210 NOTICE IS HEREBY GIVEN that HMF FL G LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4676 Year of Issuance 2023 Description of Property UNIT 903 BLDG 9 GARDEN WALK CONDOMINIUM PI#61001.0280/9 Parcel ID Number 6100102809 Property Address: 5310 26TH ST W UNIT 903 BRADENTON, FL 34207 Names in which assessed: BARBARA C GRIMES, KATHERINE D PENKWITZ, RICHARD WEST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02065M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3948 Tax Deed #:2025TD000195 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3948 Year of Issuance 2023 Description of Property LOT 3 BLK T WINDSOR PARK 3RD UNIT PI#51066.0000/9 Parcel ID Number 5106600009 Property Address: 3903 35TH ST W BRADENTON, FL 34205 Names in which assessed: CASSIE MAE CAMERON, CHARLOTTE H LESLIE, CRICKET E LOSH, DARLENE A RAMSEY, JUSTIN LOSH, KATIE F MYERS, RODGER W LOSH, JR, TARA V LOSH, ZENA LANGDON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02067M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-417 Tax Deed #:2025TD000222 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-417 Year of Issuance 2023 Description of Property A TRACT OF LAND IN NW1/4 OF NW1/4 OF NW1/4 DESC AS POL: BEG AT A PT IN THE W BDRY LINE OF NW1/4 OF NW1/4 WHERE SD BDRY LINE IS INTERSEC BY THE S BDRY LINE OF THE PUB RD, THENCE S 420 FT, N 73 DEG 45 MIN E 920 FT TO THE SW COR OF A TRACT OF LAND HERETOFORE CONV TO ELOISE JOHNSON, THENCE S 210 FT, N 73 DEG 45 SEC E 125 FT FOR POB. CONT N 73 DEG 45 MIN E 85 FT, THENCE N 45 FT, WLY PARALLEL TO THE S LINE OF THE TRACT HEREIN CONV 85 FT, THENCE S 45 FT TO THE P O B P-79 PI#4478.0000/4 Parcel ID Number 447800004 Property Address: 7807 120TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02061M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2342 Tax Deed #:2025TD000215 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2342 Year of Issuance 2023 Description of Property A TRIANGULAR TRACT BOUNDED N & W BY BAY SHORE ROAD, ON E BY 1/4 SEC LINE, ON S BY A DITCH LYING & BEING IN E1/2 OF SW1/4 OF NE1/4 P-12 PI#20736.0000/5 Parcel ID Number 2073600005 Property Address: 7604 BAYSHORE RD PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02068M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2239 Tax Deed #:2025TD000214 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2239 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 30; RUN E 1854.93 FT; TH N 0 DEG 02 MIN W 1065.6 FT TO POB; TH N 0 DEG 02 MIN W 266.4 FT; TH E 163.5 FT; TH S 0 DEG 02 MIN E 266.4 FT; TH W 163.5 FT TO THE POB (1422/362) PI#19917.0005/3 Parcel ID Number 1991700053 Property Address: 7515 19TH ST E SARASOTA, FL 34243 Names in which assessed: FORTUNATO RAMIREZ MEJIA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02062M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1630 Tax Deed #:2025TD000213 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1630 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND SITUATED IN STATE OF FLORIDA, LYING IN SEC 36, TWN 34S, RNG 18E, BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT NW COR OF SD SEC 36; TH S 88 DEG 14 MIN 56 SEC E ALG N LN OF SD SEC 337.42 FT TO A PT ON E LN OF TRACT 802 (GRAND HARBOUR PKWY) AS SHOWN ON RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPH A, UNIT 1, PG 39, PG 160-179 – FULL LEGAL DESCRIPTION FOUND ON PROPERTY APPRAISER WEBSITE, WWW.MANATEEPAO.COM, AND AT WWW.MANATEEREALFORECLOSE.COM Property Address: 7805 SR 64 E BRADENTON, FL 34212 Names in which assessed: HERITAGE HARBOUR SOUTH CDD, HERITAGE HARBOUR SOUTH COMMUNITY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02064M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2351 Tax Deed #:2025TD000217 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2351 Year of Issuance 2023 Description of Property LOT 4 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20935.0000/3 Parcel ID Number 2093500003 Property Address: 1115 72ND ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02066M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3483 Tax Deed #:2025TD000226 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3483 Year of Issuance 2023 Description of Property UNIT 2514 17 SLW BRADENTON TROPICAL PALMS A RESIDENTIAL COOP PI#44564.2315/3 Parcel ID Number 4456423153 Property Address: 2514 17TH STREET LN W BRADENTON, FL 34205 Names in which assessed: DEBORAH L CATERINO, WANDA J BAKER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02072M	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2585 Tax Deed #:2025TD000225 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2585 Year of Issuance 2023 Description of Property BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E, SAME BEING A PORTION OF LANDS DESC IN OR BK 2352, PG 3230 PRMCF, DESC MORE FULLY AS FOLLOWS: COM AT THE SE COR OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E; TH N 00 DEG 13 MIN 48 SEC E, ALG THE E LN OF SD W 1/2, A DIST OF 256.72 FT TO THE POB; TH S 89 DEG 57 MIN 52 SEC W, A DIST OF 308.90 FT TO THE E LN OF E 10TH AVE, A 25FT WIDE PRIVATE R/W REC IN DB 381, PG 319 & OR BK 1638 PG 4695, PRMCF; TH N ALG SD E LN, A DIST OF 140.75 FT; TH N 89 DEG 54 MIN 50 SEC E, A DIST OF 309.47 FT TO THE E LN OF SD W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E; TH S 00 DEG 13 MIN 48 SEC W, ALG SD E LN A DIST OF 141.02 FT TO THE POB. TOG WITH A 25 FT EASMTNT PER OR 1638/4695. (OR 2714/6646) PI#24823.0060/9 Parcel ID Number 2482300609 Property Address: 2760 10TH AVE E PALMETTO, FL 34221 Names in which assessed: J VENTURA CASTILLO TRUJILLO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02071M	

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2025 CP 2501
Judge Diana Moreland
IN RE: ESTATE OF
VIRGINIA M. DERRICKS
Deceased

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of VIRGINIA M. DERRICKS, deceased, Case No. 2025 CP 2501 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was July 30, 2025; that the total value of the estate is approximately \$144,000.00, including exempt assets, if any, and that the name of those to whom it has been assigned by such order is:
Linda Sue Rowley
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is November 21, 2025.
Person Giving Notice:
LINDA SUE ROWLEY
5934 Robinson Avenue
Allen Park, Michigan 48101
Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
November 21, 28, 2025 25-02188M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-2595
IN RE: ESTATE OF
DEAN GARATI, Deceased.

The administration of the estate of Dean Garati, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Annamarie Garati
c/o MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
Attorney for Personal Representative: Catherine Z. Mackey, Esq.
Florida Bar Number: 657123
MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
November 21, 28, 2025 25-02181M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025 CP 2495
IN RE: THE ESTATE OF:
DEBORA ALLIENE COHEN,
Deceased.

The administration of the estate of DEBORA ALLIENE COHEN, deceased, whose date of death was August 29, 2025, and whose Social Security Number is xxx-xx-0240, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: November 21, 2025.
Personal Representative
BOBETTE BUSBEE
c/o Richard Barton Ray,
Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative s/Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
November 21, 28, 2025 25-02160M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP2003
IN RE: ESTATE OF
SHIRLEY M. EDGEOMB
Deceased

The administration of the Estate of SHIRLEY M. EDGEOMB, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or decedent's DAUGHTER is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s 732.2211
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 21, 2025.
Personal Representative:
DEBORAH E. MEISSNER
6605 99th St E
Bradenton, FL 34202
Attorney for Personal Representative: JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
November 21, 28, 2025 25-02189M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002012
Division Probate
IN RE: ESTATE OF
LUIGI VIPPOLIS
Deceased.

The administration of the estate of LUIGI VIPPOLIS, deceased, whose date of death was July 11, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 1976
IN RE: ESTATE OF
RAMONA TUTELA,
Deceased.

The administration of the estate of RAMONA TUTELA, deceased, whose date of death was JUNE 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The date of first publication of this notice is NOVEMBER 21, 2025.
Personal Representative
Donald Rica
250 Ocean Bay Blvd.
Lavallette, NJ 08735
Attorney for Personal Representative William Shaffer, Esq.
Bouziane Shaffer, LLC
Attorney for Petitioner Florida Bar No. 65952
In a joint venture with Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email: Tara@hamiltonpricelaw.com
November 21, 28, 2025 25-02190M

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is NOVEMBER 21, 2025.
Personal Representative
Donald Rica
250 Ocean Bay Blvd.
Lavallette, NJ 08735
Attorney for Personal Representative William Shaffer, Esq.
Bouziane Shaffer, LLC
Attorney for Petitioner Florida Bar No. 65952
In a joint venture with Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email: Tara@hamiltonpricelaw.com
November 21, 28, 2025 25-02190M

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO. 2021CA004711AX
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF THE
TRUMAN 2021 SC9 TITLE TRUST,
Plaintiff, vs.
GREGG GONCZY; ET AL
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 3, 2023 and an Order Resetting Sale dated October 30, 2025 and entered in Case No. 2021CA004711AX of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and GREGG GONCZY; YVETTE GONCZY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE MANHATTAN BANK USA, N.A.; THE INLETS AT RIVERDALE NEIGHBORHOOD ASSOCIATION INC, C/O ASSOCIA GULF COAST, INC.; THE INLETS AT RIVERDALE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on December 17, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 317, OF RIVERDALE REVISED, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED TO IN ADMINISTRATIVE DETERMINATION 94-98 AND DESCRIBED IN VACATION OF CANAL (R-94-33V), RECORDED IN OFFICIAL RECORDS BOOK 1428, PAGES 86 THROUGH 89, PUBLIC

RECORDS OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 317; THENCE N. 27°30'00"W, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 317, A DISTANCE OF 6.00 FEET; THENCE S.62°30'00"W, A DISTANCE OF 75.00 FEET; THENCE S.27°30'00"E., TO THE NORTHWEST CORNER OF SAID LOT 317, A DISTANCE OF 6.00 FEET; THENCE N. 62°30'00" E., ALONG THE NORTH LINE OF SAID LOT 317, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.
-A/K/A 4723 SPINNAKER DR, BRADENTON, FL 34208

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED November 4, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1422-184323 / SM2
November 21, 28, 2025 25-02170M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025 CP 2350 AX
IN RE: ESTATE OF
JERRY C. WILBER
Deceased.

The administration of the Estate of Jerry C. Wilber, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons who have claims or demands against decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE

The date of first publication of this notice is November 21, 2025.
Personal Representative:
YVONNE LEFEBRE-VIPPOLIS
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative: JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail: jschembri@blalockwalters.com
Alternate Secondary E-Mail: mchampton@blalockwalters.com
November 21, 28, 2025 25-02197M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025 CP 2350 AX
IN RE: ESTATE OF
JERRY C. WILBER
Deceased.

The administration of the Estate of Jerry C. Wilber, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons who have claims or demands against decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Sandra A. Wilber
8623 Amen Corner Pl.
Palmetto, Florida 34221
Attorney for Personal Representative: William Shaffer, Esq.
Attorney for Personal Representative Florida Bar Number: 65952
Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Telephone: (941) 404-4940
E-Mail: will@bandslaw.com
November 21, 28, 2025 25-02177M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2025CA001014AX
B-MUSED, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEWISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF MARILYN FENNEL,
DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure executed on October 28, 2025, and entered in Case No. 412025CA001014CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which B-MUSED, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARILYN FENNEL, DECEASED; UNKNOWN SPOUSE OF MARILYN FENNEL; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SUMMERFIELD/RIVERWALK VILLAGE ASSOCIATION, INC. US DEPARTMENT OF TREASURY/ INTERNAL REVENUE SERVICE are defendants, Angelina Colonneso, Clerk of the Court, will sell to the highest and best bidder for cash in/ on www.manatee.realforeclose.com in accordance with chapter 45 Florida Statutes, Manatee County, Florida on December 17, 2025 at 11:00 am the following described property as

set forth in said Final Judgment of Foreclosure:
LOT 13, UNIT 8, SUMMERFIELD VILLAGE, SUBPHASE C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 12, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 12349 WOOD SAGE TERRACE, BRADENTON, FL 34202
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
/s/ Damian G. Waldman
[X] Damian G. Waldman, Esq.
Florida Bar No. 0090502
[] David John Miller, Esq.
Florida Bar No. 69995
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
Email 2: dmiller@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
November 21, 28, 2025 25-02199M

HOW TO
PUBLISH YOUR
LEGAL
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OBSERVER

CALL
941-906-9386
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.com

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